

165.0

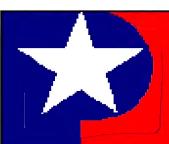
0002

0003.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,144,300 / Total Card / 1,144,300
USE VALUE: 1,144,300 / Total Parcel 1,144,300
ASSESSED: 1,144,300 / 1,144,300
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
20-22		SURRY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SONIN JUHAN P	
Owner 2:	
Owner 3:	

Street 1: 20 SURRY RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1: DOHERTY CHRISTINE M/RUSSELL J -	
Owner 2: -	
Street 1: 20 SURRY ROAD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .116 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1919, having primarily Vinyl Exterior and 2980 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																										
Use Code	Description LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes

104	Two Family	5040	Sq. Ft.	Site	0	70.	1.13	8												399,839						399,800	
-----	------------	------	---------	------	---	-----	------	---	--	--	--	--	--	--	--	--	--	--	--	---------	--	--	--	--	--	---------	--

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct			
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value										
104	5040.000	744,500		399,800	1,144,300										
Total Card	0.116	744,500		399,800	1,144,300										
Total Parcel	0.116	744,500		399,800	1,144,300										
Source:	Market Adj Cost		Total Value per SQ unit /Card:	384.06	/Parcel: 384.06										

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 13 - Multi-Garden	2H - 2 & 1/2 Sty	Full Bath: 2	Rating: Good	A Bath: 1	Rating: Very Good																
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:																
Foundation: 3 - BrickorStone	Frame: 1 - Wood	1/2 Bath: 1	Rating: Good	A HBth:	Rating:																
Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix:	Rating:																		
Roof Struct: 1 - Gable	OTHER FEATURES			Kits: 1	Rating: Good	1st Res Grid Desc: Line 1 # Units 1															
Roof Cover: 1 - Asphalt Shgl				A Kits: 1	Rating: Good	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
Color: GRAY				Frl:	Rating:	Other															
View / Desir:				WSFlue:	Rating:	Upper															
GENERAL INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN									
Grade: C+ - Average (+)				Location:				Exterior:	No Unit	RMS	BRS	FL									
Year Blt: 1919	Eff Yr Blt:				Total Units:				Interior:	1	5	2									
Alt LUC:				Floor:				Additions: 2001	1	6	3										
Jurisdct: G11				% Own:				Kitchen:													
Const Mod:				Name:				Baths:													
Lump Sum Adj:				DEPRECIATION				Plumbing:													
INTERIOR INFORMATION				Phys Cond: GV - Good-VG	10.	%	Electric:														
Avg Ht/FL: STD				Functional:				Heating:													
Prim Int Wal	6 - Average				Economic:				General:												
Sec Int Wall:				Special:				Totals													
Partition: T - Typical				Override:				2	11	5											
Prim Floors: 3 - Hardwood				CALC SUMMARY																	
Sec Floors:				Total: 10.8 %	COMPARABLE SALES																
Bsmnt Flr: 12 - Concrete								Rate	Parcel ID	Typ	Date	Sale Price									
Subfloor:																					
Bsmnt Gar:																					
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 1 - Oil																					
Heat Type: 5 - Steam																					
# Heat Sys: 2																					
% Heated: 100																					
Solar HW: Yes	Central Vac: NO																				
% Com Wal																					
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:				
SPEC FEATURES/YARD ITEMS																					
PARCEL ID 165.0-0002-0003.0																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
2	Frame Shed	D	Y	1	10X10	A	AV	2006	0.00	T	10.4	104									
More: N																					
Total Yard Items:				Total Special Features:				Total:													